142.0	0004	0009.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	732,400 /	732,400
					USE VALUE:	732,400 /	732,400
					ASSESSED:	732,400 /	732,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		BONAD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BEATTY THOMAS M & TINA J
Owner 2:	
Owner 3:	
Street 1:	14 BONAD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .111 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1923, having primarily Vinyl Exterior and 1536 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4816.000	280,800		451,600	732,400
Total Card	0.111	280,800		451,600	732,400
Total Parcel	0.111	280,800		451,600	732,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 476.82 | /Parcel: 476.82

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 91858

GIS Ref

GIS Ref

Insp Date 12/02/17

!11013!

PREVIOUS ASSESSMENT

Parcel ID: 142.0-0004-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	280,800	0	4,816.	451,600	732,400		Year end	12/23/2021
2021	101	FV	272,200	0	4,816.	451,600	723,800		Year End Roll	12/10/2020
2020	101	FV	272,200	0	4,816.	451,600	723,800	723,800	Year End Roll	12/18/2019
2019	101	FV	218,600	0	4,816.	423,400	642,000	642,000	Year End Roll	1/3/2019
2018	101	FV	218,600	0	4,816.	350,000	568,600	568,600	Year End Roll	12/20/2017
2017	101	FV	218,600	0	4,816.	321,800	540,400	540,400	Year End Roll	1/3/2017
2016	101	FV	218,600	0	4,816.	293,500	512,100	512,100	Year End	1/4/2016
2015	101	FV	213,200	0	4,816.	287,900	501,100	501,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:44:44

LAST REV

Date	Time
05/17/18	12:05:42
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11013

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11588-669		10/18/1968			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/12/2016	442	Re-Roof	6,930					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2017	MEAS&NOTICE	HS	Hanne S
4/21/2009	Inspected	189	PATRIOT
1/22/2009	Measured	372	PATRIOT
11/23/1999	Mailer Sent		
11/17/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	91858
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4816		Sq. Ft.	Site		0	80.	1.17	9									451,583						451,600	

Total AC/HA:	0.11056	Total SF/SM:	4816	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	451,583	Spl Credit		Total:	451,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.33359373
Const Adj.:	0.99980003
Adj $ / SQ:	173.333
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	381572
Depreciation:	100735
Depreciated Total:	280837

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

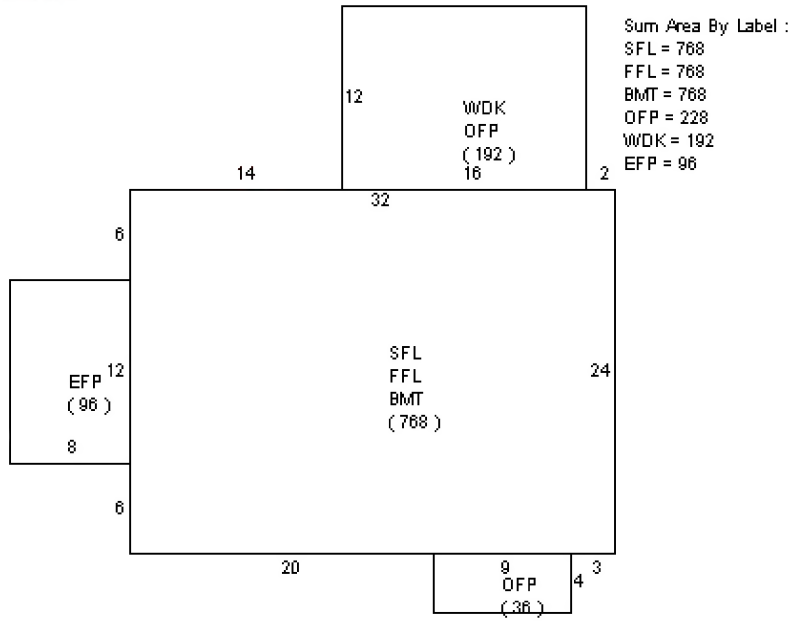
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	173.33
Special Features:	0	Val/Su Net:	99.57
Final Total:	280800	Val/Su SzAd	182.81

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	52.000	39,936
FFL	First Floor	768	173.330	133,119
SFL	Second Floor	768	173.330	133,119
OFP	Open Porch	228	23.730	5,411
WDK	Deck	192	11.210	2,152
EFP	Enclos Porch	96	55.570	5,335
	Net Sketched Area:	2,820	Total:	319,072
Size Ad	1536	Gross Area	2820	FinArea 1536

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

142.0-0004-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: